

# Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk  
201 Prospect St.  
CARLISLE, MASS. 01741

## Office of PLANNING BOARD

### MINUTES

Meeting - May 10, 1976

MEMBERS PRESENT: Pugmire, Hannaford, Kulmala, Sauer, Bridges, and Cutter; Long Range Planning Sub-committee - Badger; Architects Advisory Committee - Freiberg, Cowen; Nuckols

In the minutes of the April 26, 1976 meeting, page 2, third paragraph, Mrs. Kulmala did not participate in voting the trees. The fifth paragraph on page 4 should read "Mr. Sauer was asked to address the question about a potential amendment." Mrs. Kulmala noted on page 3, fifth paragraph, the spelling of Draker is Ondrejka. The minutes were approved as amended.

CVP submitted their report on engineering of the Transfer Station. The test pits show the land along the back by Morse Road percs very well and is a possible location for a building. Mr. Nuckols noted that it is possible to build on filled land by putting in piles to support the roof. It is possible to build anywhere, but it could be very costly. Mrs. Cutter asked why CVP was chosen to do the work. Mr. Pugmire replied that other firms were contacted and CVP was the least expensive. Mr. Freiberg was asked to write a letter to CVP asking if it would be possible for them to continue Morse Road boundaries on their map to the end of the property and to explain their conclusions as some do not agree with the data. Mr. Freiberg felt letters of that type are a Planning Board function. Mr. Sauer agreed to write a letter and in addition to the above will ask if the time-factor of compaction was considered. Also, a culvert connecting from Morse Road to an existing stone headwall is not shown and it is not clear that we could not put the building near test pits 1, 2, 6, and 7.

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Mr. Cowen showed two drawings locating fire and police on the present fire and DPW site with the required 10 foot right of way to the land in back. He said getting a 31 foot fire truck out of the garage is a problem because of angles. Parking is another problem but the land across the street could be utilized for this purpose. His plan had the police in the front of the building near the street, storage for fire and one police car in the garage, and a common facility for heater, toilet, etc. The back corner of the building was on the land in back of the site which he believed belonged to the town as part of the Conant land. Mr. Cowen was told the town did not own the land. He will try to move the buildings nearer the street. He was then told the building is required to be set back 40 feet from the road. The town could apply for a variance for this but Mrs. Cutter feels it is not good for the Planning Board to recommend a plan which would require a variance. Mr. Cowen asked if it is important that there be access to the Conant land. He was told the town did not want to be boxed in.

Mr. Pugmire wondered if the existing buildings could be renovated or added to. The Architects Advisory Committee was asked if they had an interim solution. Mr. Nuckols stated nothing more could be done until they have some dimensions of where the buildings are. Mr. Pugmire replied that a site study will be done this week. The Architects Advicory Committee agreed to do an interim solution as soon as they have that study. A second floor was mentioned, but it would not be feasible because of state codes regarding handicapped.

Mrs. Cutter wondered if a DPW building would be the same building on the transfer station as it would be on the Conant land. Mr. Freiberg said that the Architects Advisory Committee will provide for the Building Committee prices of different types of buildings that could be put on any site.

Funding for engineering work was discussed. Mr. Nuckols feels a consultant

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should be hired at this point to do a good analysis. He feels we are no further along that we were a year ago but with a lot more work done. It was noted that the Building Committee will hire a cost estimator with input from the Architects Advisory Committee. Mr. Sauer suggested writing a letter to the Selectmen regarding the Planning Board report.


A motion was made that the Planning Board request the Selectmen to direct the Building Committee to prepare cost estimates for town facilities in accordance with the Planning Board's recent report of May 10, 1976; such estimates to be compared with those cost estimates which the Selectmen may be preparing relative to the placement of town facilities on the Conant land. The Planning Board has completed engineering study of the transfer station parcel. This study indicates that it is feasible to locate the DPW facility on that parcel. The motion was unanimously voted.

Mrs. Kulmala attended a meeting with HUD mapping people. She noted that their map corresponds well to the town's wetlands map but wetlands does not necessarily conform with the flood plain. May 21 is the final date for calling Washington if there is anything wrong on the map. Some members felt it would be appropriate to ask for an extension of 10 days to allow time for newspapers to publish notices in order to invite anyone concerned with regard to their home being on the flood plain map to an informal hearing at the next Planning Board meeting. This was agreed to by all members present.

It was decided to have the wetlands map put on vellum to preserve it. It was also decided to give the wetlands displays to the Conservation Commission to preserve as they are of value. It was noted the first meeting of the Local Growth Policy Committee is May 20 and any board members may attend.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

  
Susan Chisholm  
Secretary